



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING COMMISSION
www.danbury-ct.gov

(203) 797-4525
(203) 797-4586 (FAX)

AGENDA - REGULAR MEETING
WEB BASED MEETING HOSTED ON ZOOM
MAY 11, 2021
7:30 PM

PUBLIC PARTICIPATION INSTRUCTIONS START ON PAGE 2 OF THIS AGENDA

To view livestream on Danbury CT Planning & Zoning YouTube Channel click on
<https://www.youtube.com/channel/UC59LEpmvEgAN4B3EayXEVTQ>

To View Application Materials, Click on Links Below the Agenda Item

ROLL CALL

THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 25, 2021.

PLEDGE OF ALLEGIANCE

ACCEPTANCE OF MINUTES: April 27, 2021
[Click on link for Draft Meeting Minutes](#)

PUBLIC HEARINGS

- 1) Petition of SC Ridge Owner LLC to Amend Sections 4.H.2.b.(2)(a) & 4.H.2.b.(3)(b) of the Zoning Regulations. (Amend PND Zone)

Click on link below for
[Petition to Amend PND zone](#)
[Planning Department Staff Report](#)
[8-3a \(Planning Commission\) recommendation](#)
[8-3b \(WestCOG\) recommendation](#)

- 2) Petition of SC Ridge Owner LLC to Amend the Master Plan for The Summit (approved June 23, 2020).

Click on link below for
[Petition to Amend Master Plan](#)
[Planning Department Staff Report](#)

[8-3a \(Planning Commission\) recommendation](#)
[8-3b \(WestCOG\) recommendation](#)

- 3) Petition of Quirk Works Brewing and Blendery Inc./Triangle Industries LLC (Property Owner), 78 Triangle Street (J14280) for Special Permit for Brewery in the IL-40 Zone.

Click on link below for
[Petition for Special Permit](#)

CONTINUATION OF PUBLIC HEARING: None.

OLD BUSINESS:

NEW BUSINESS: None.

CORRESPONDENCE: None.

OTHER MATTERS:

FOR REFERENCE ONLY:

- 1) Petition of Berkley Insurance Company/Encompass Health CT Real Estate LLC to Amend the Master Plan of The Reserve for Tax Assessor's lot #B15005 (Amend Phase 9B, Non-Residential Uses Not Serving the Immediate Needs of the Residential Development, from 100,000 SF of commercial use to 100,000 SF as a Physical Medical Facility-In-Patient Use.) **MARCH SUBMISSION.** *Public hearing scheduled for May 25, 2021.* THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19.
- 2) Petition of Newtown Road LLC/Maria & Manuel Andre, Whitney Avenue (K12254) for Change of Zone from RA-8 to CG-20. **MARCH SUBMISSION.** *Public hearing scheduled for May 25, 2021.* THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19.
- 3) Petition of D & B Wellness to Amend Sections 5.A.5.f.(2), 5.B.3.b., and 5.B.5.f.(1) of the Zoning Regulations. (Delete Prohibition on Drive-Thru Window for Medical Marijuana Dispensary.) *Public hearing scheduled for June 8, 2021.* THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19.

ADJOURNMENT

Public Participation Instructions:

NOTE: The regular meeting starts at 7:30 PM (US and Canada), PLEASE feel free to join early after 7:00 PM to test the audio and video connection.

Topic: Zoning Commission Meeting
Time: May 11, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85353461235?pwd=c21RSmFzNzBEVSs5Y3ZESTF2T3MzQT09>

Meeting ID: 853 5346 1235

Passcode: 308937

One tap mobile

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+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 853 5346 1235

Passcode: 308937

Find your local number: <https://us02web.zoom.us/j/kcVmETEZhq>

See Also Virtual Meeting Instructions on Zoning Commission webpage.